

Town of Gorham
Planning Board Minutes
February 18, 2016

Members Present: Mike Waddell (Chair), Paul Robitaille, Wayne Flynn, Dan Buteau and Reuben Rajala

Members Excused: Barney Valliere

Members Absent: Jeff Schall and Earl McGillicuddy

Members of the Public Present: John Scarinza (Code Enforcement Officer)

Call to order: The meeting was called to order at 7:00 by Chairman Waddell

Acceptance of Minutes of January 20, 2016 – On a motion from Paul Robitaille with a second from Dan Buteau, the board voted to accept the minutes as presented. Wayne Flynn abstained.

Case #11-2015 – Verizon Wireless – Site Plan Review (Release of Conditions)

The board reviewed corrected plans submitted by Verizon Wireless for the generator at 15 Glen Rd (U2, L52). The board granted a Conditional Approval for the project at its November 17, 2015 meeting. Reuben Rajala viewed the site and felt that though it was somewhat steep, it was nothing major and should not be an issue. Paul Robitaille disagreed. Mike Waddell noted that the plan indicated a silt sock would be left in place and checked periodically and after storms. The secretary informed the board that there were minor errors (abutters changed) on the plan and that Attorney Steve Slovenski had been contacted and would have those corrections made. Paul Robitaille made a motion to approve the plan and to allow Mike Waddell to sign the corrected plans once received. The motion received a second from Reuben Rajala and all members voted in favor.

Code Enforcement

Code Enforcement Officer Scarinza brought the board up to speed on the following:

- 1) Former Rite Aid building - an alarm that was going off in the building and when the Police Department went to check on it, they found someone working in the building. John checked the building and has found no evidence of someone working without permits.
- 2) John has been working with Berlin filling in while they try to find a new Code Enforcement Officer. During this time he has found that Berlin inspects all multi-family buildings on a 3 year rotation in conjunction with the Fire Department. He has suggested to the Town Manager that Gorham consider doing the same thing.
- 3) Gorham Dynasty Buffet – The owners of the building had been attempting to install generators on the roof without proper permits or qualified personnel. John had previously stopped the project along with the State Fire Marshall. Since that time, the owners have contracted RJ Refrigeration to install the proper size generators by qualified personnel.
- 4) 12 Lancaster Road (Former KFC) – The building has been purchased by the owners of Gorham House of Pizza and they have moved from their prior location into this building. However no final walk through

has been completed and no Certificate of Occupancy has been granted. John will contact them to schedule a walk through.

- 5) Scorched Earth (Former Pats Auto) – It appears that this business is closed and a For Sale sign has been placed on the lot.
- 6) 609 Main Street – A new hair salon has opened in this building. Wayne questioned if this was becoming a used car lot as there are several cars there. This building also houses Title Cash and those cars are either repossessed or cars that are being used as collateral.
- 7) 459 Main St (Formerly Curriers Trucking) – The current owners of the property (Lead Mt, LLC) has rented some space to Steelelements. The original information the board received was that this was a temporary project which should be only about 6 months so the board agreed not to require a Site Plan Review at that time. However, as this has been going on for more than 6 months, John will contact them to see if a full Site Plan Review should be completed.
- 8) 7 Lancaster Road – At the boards January 20, 2016 meeting, the board was approached by a couple who wished to possibly operate a small deli out of the property at 21-23 Main Street. They have decided against that property and are now looking at this property instead.

New Business

Paul Robitalle questioned where the change in law regarding Attached Dwelling Units sat. At this time there is nothing new with this. The board will ask Tara if she has any additional information when they meet with her on March 24, 2016.

Mike Waddell informed the board he had attended a Selectmen's meeting to hear what the board had to say regarding an article on the Town Warrant for engineering costs related to re-engineering several roads in town to begin to repair them. The board originally presented a warrant article for \$415,000 to re-engineer approximately 5 miles of road (5 roads in Stony Brook and 9 roads in Town). At an approximate cost of \$1,000,000 per mile to reconstruct the roads, the Town would need to hold a bond which would amount to an approximately \$1.66 increase in the tax rate. This project only covers about 25% of the roads in town. Carrying a bond for 20 years for this amount would mean leaving the remaining roads to deteriorate. The BOS decided to move \$200,000 to the Road Resurfacing Capital Reserve for engineering on those 14 roads and nothing for the remainder of the roads. As Capital Improvement plans and developing road plans falls under the Planning Board, Mike felt that it might be wise to look at this while the board is updating its Master Plan. Mike will ask the BOS to post the study done on those roads on the Town's website. Mike also suggested that the Planning Board and the BOS need to work together on this as it is pointless for the board to work on these plans if they have no backing from the BOS. Paul feels that a long distance plan that has a maintenance plan is what the board should be looking at. Mike felt this process was also an opportunity to clear up issues like the Ray Street layout as part of that road is actually on private property. Paul was approached by Jim Wheeler of Berlin with a suggestion to create a construction crew made up of Public Works and Highway departments from both the City and the Town and review what equipment each entity has and what "talent" each entity has. Mike will ask the BOS for a joint meeting after Town Meeting.

Old Business – None

Next Meeting – The board will have a work session on March 24, 2015 with Tara Bamford to review the Shoreland Exemption and to begin discussion about updating the Master Plan.

Adjournment: On a motion from Wayne Flynn with a second from Dan Buteau, the board voted to adjourn at 8:33.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Michelle M. Lutz".

Michelle M. Lutz
February 24, 2016

Approved March 24, 2016